X-15,827

44,500.00

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED

FROM

J. H. BURNS ET UX

28264

TO

R. L. DUBUISSON ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of MAY A.D. 1984 at 1:24 o'clock P M.
Noted in Book 108 Page 742
Recorded in Book Page
Recording Fee $2.00
Register
By

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. R. L. Dubuisson e6 ux (NAME)	Dr. R. L. Dubuisson (NAME)	11595 Oak Hill
1107 Overton Lea Rd. (STREET ADDRESS OR ROUTE NUMBER)	1107 Overton Lea Rd (STREET ADDRESS)	
Nashville, Tenn. 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37220 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 -

Ten and No/100 - *DOLLARS*
cash in hand paid by R. L. Dubuisson and wife, Ida M. Dubuisson, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, J. H. Burns and wife, Hazel M. Burns *have bargained and sold, and by these presents do transfer and convey unto the said* - - - - - R. L. Dubuisson and wife, Ida M. Dubuisson, their - *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot no. 3 on the plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, February 1, 1947, as follows:
Beginning on the southerly margin of Overton Lea Road, at the northeast corner of the property conveyed to Walton S. Stamps and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in book 1912, page 28, Register's Office for said County, being the corner of lots Nos. 2 and 3; thence with the line between said two lots, south 10° 04' west 468.4 feet to the northerly margin of Ridgeview Drive; thence with same, eastwardly 164.04 feet to the corner of lots Nos. 3 and 4; thence with the line between said two lots, north 11° 51' east 479.7 feet to the southerly margin of Overton Lea Road; thence with same, westwardly 180 feet to the beginning, containing 1.86 acres, more or less.
Being the same real property conveyed to J. H. Burns and wife, Hazel M. Burns, by deed from W. T. Bowers and wife, dated April 27, 1955, filed May 10, 1955, and recorded in book 2398, page 334, said Register's Office.

This conveyance is made subject to the following:
One hundred foot building setback line from Ridgeview Drive and from Overton Lea Road, and conditions of owner's certificate, as shown on the unrecorded plan of Lealand Manor, Third Addition, a survey of which was made February 1, 1947, by Wm. A. Pitts, Surveyor, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Agreement as set out in deed from F. N. McNeill, Jr., Executor and Trustee to Ernest L. Young and wife, dated May 1, 1951, filed May 3, 1951, and recorded in book 1972, page 216, Register's Office for Davidson County, Tennessee, as follows:
"Grantees agree that in order to maintain a high standard of residential beauty at Lealand, they will install a stoker or some other smoke saving device, will allow their plans for construction of their house to be reviewed by Lealand's board of architects and will carefully read and abide by all of Lealand's restrictions."